



- **Energy Rating - C**
- **Three Bedrooms**
- **No Onward Chain**
- **Upvc Double Glazing**

- **Extended Terraced Family Home**
- **Open Plan Lounge / Diner**
- **Gas Central Heating**
- **Off Street Parking**

Positioned on Millbrook Avenue in Broomhill and offered with no onward chain, this extended three bedroom terraced home is exactly the sort of property that will appeal to a wide range of buyers looking for space, flexibility and a great location with everything close to hand.

Step inside and you are immediately struck by the sense of space on offer. The ground floor has been cleverly opened up to create a fantastic open plan lounge and dining area, forming a real social hub of the home. It is bright, welcoming and offers plenty of room for both everyday living and entertaining, whether that is a quiet night in or hosting friends and family.

To the rear sits a well appointed modern kitchen, offering a good range of storage and workspace, with direct access out to the garden. Completing the ground floor is a useful shower room, adding real practicality and convenience, particularly for busy households or visiting guests.

Upstairs, the property continues to deliver with three well proportioned bedrooms and a family bathroom.

Outside, the rear garden is a real highlight. Enjoying a westerly aspect, it is perfectly placed to catch the afternoon and evening sun. There is a decked seating area ideal for summer dining, alongside a block paved patio providing additional space to relax or entertain. A good size storage shed sits to the rear, and to the front of the property you also benefit from off street parking, which is always a huge bonus in this location.

Further benefits include UPVC double glazing and gas central heating throughout.

All in all, a spacious and well balanced home in a sought after residential area, offering great potential and ready for its next chapter.

Living Room 25'6" into bay x 13'2" max (7.79 into bay x 4.03 max)

Kitchen 13'2" x 12'9" (4.03 x 3.91)

Shower Room 7'7" x 4'4" (2.32 x 1.34)

Bedroom One 12'7" x 8'5" (3.85 x 2.58)

Bedroom Two 10'0" x 9'9" (3.05 x 2.98)

Bedroom Three 9'2" x 6'9" (2.80 x 2.06)

Bathroom 6'2" x 5'7" (1.90 x 1.71)

Tenure Status - Leasehold
999 years lease with 911 years remaining

Council Tax - Band B



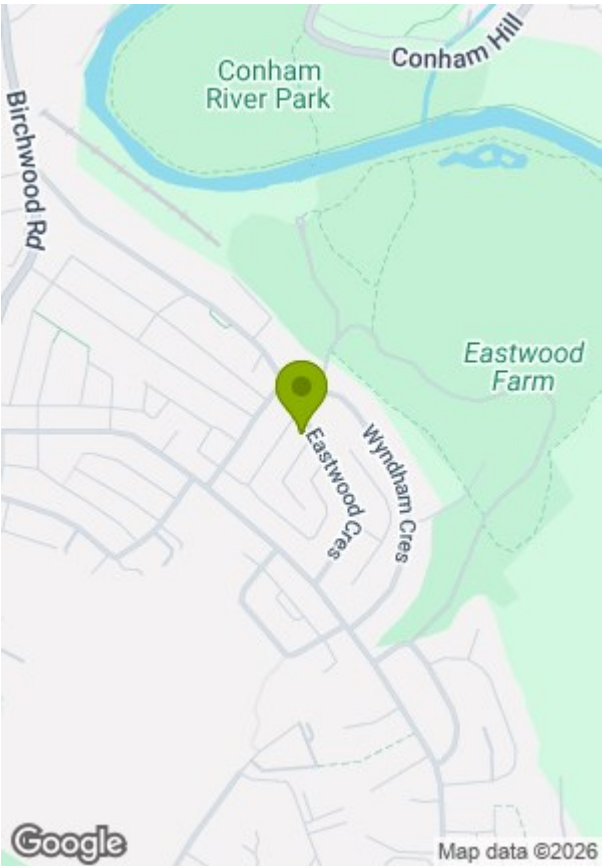
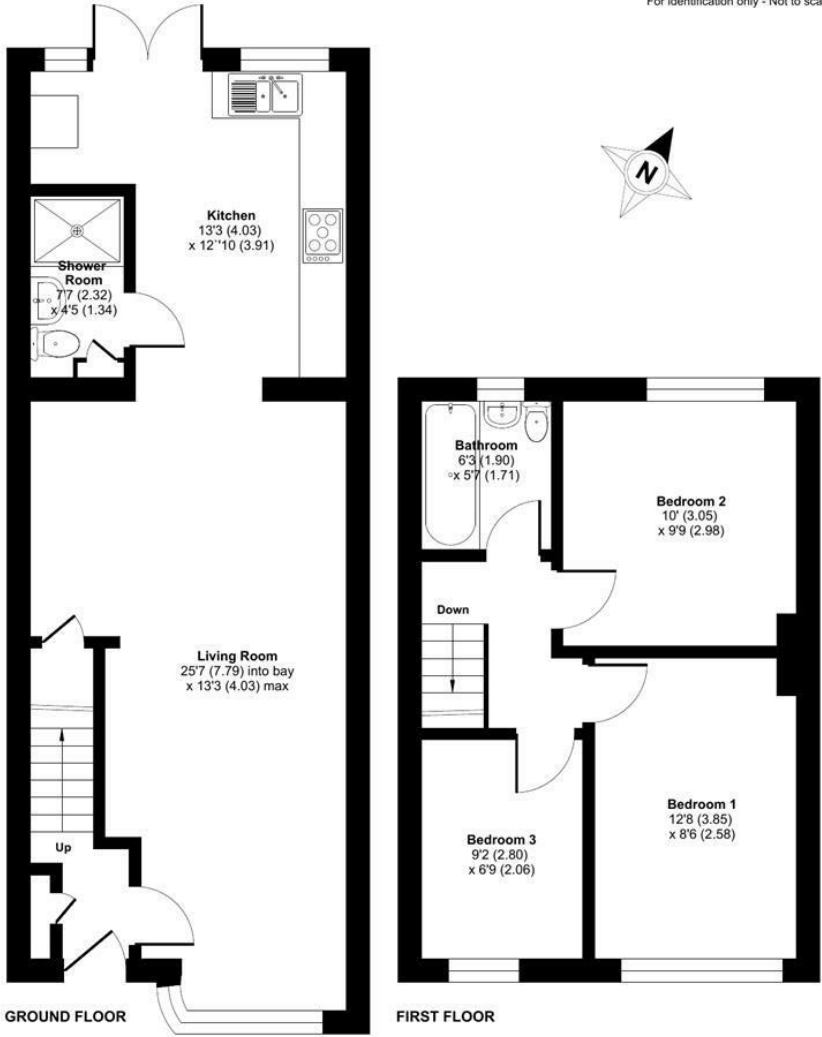




Millbrook Avenue, Bristol, BS4

Approximate Area = 875 sq ft / 81.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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